

## 1. On Site Parking and Loading Requirements.

a. Minimum Parking Space Requirements. All developments shall provide and maintain off-street parking of the minimum number of parking spaces and the loading areas as required in Appendix B, Table 1, except for the changes of occupancy, and reconstructed or redeveloped uses on sites where parking or loading areas have not been provided in the past.

b. Joint Parking Facilities. Developments may utilize joint parking or loading areas if those joint areas are of adequate size for the combined uses according to the standards in Appendix B, Table 2. Joint parking areas shall be within six hundred (600) feet of all users served. Developments with differing peak activity periods may utilize joint parking areas with a consequent reduction in parking space requirements.

Example: A church with one hundred (100) sanctuary seats would be required to provide twenty-five parking areas. A day care center with six (6) employees and serving thirty (30) children would be required to provide six (6) spaces. If the day care center, operating five (5) days a week, were housed within the church, operating mostly on Sundays, twenty-five (25) parking spaces could serve both uses.

c. Parking Area Design. Minimum dimensions for parking spaces in different configurations are found in Table 2. Parking spaces in commercial, industrial, institutional, and public lots should be clearly marked with painted lines or dividers. Parking areas accommodating over ten (10) vehicles should have continuous (as opposed to dead-end) circulation patterns. Parking area surfaces shall be a hard surface and mud free with adequate drainage; a minimum slope of one percent (1%) and a maximum slope of five percent (5%). Parking areas should have safe access to public streets and be adequately lighted for night use. Recreational vehicle or storage parking areas should have security fencing and lighting.

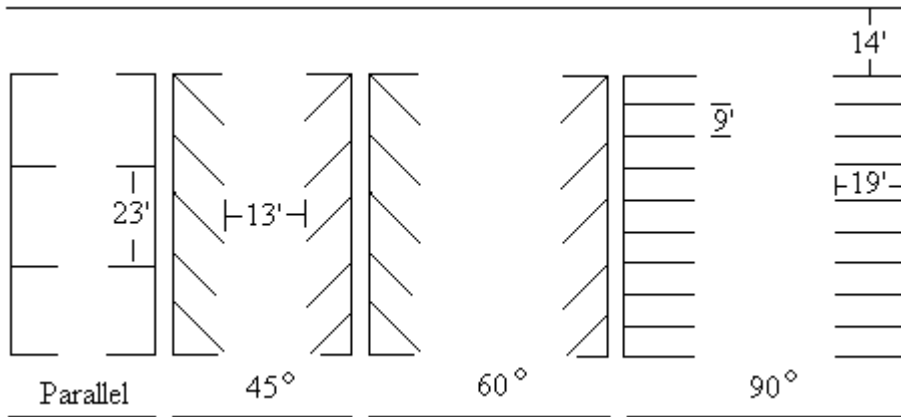
d. Parking Area Buffers. Commercial, industrial, institutional, public, recreational vehicle, and storage parking areas should be buffered from adjoining residential uses by landscaping, walls, berms, or similar treatments (see Buffer Requirements).

e. Disabled/handicapped Parking. Commercial, industrial, and public parking areas shall provide clearly marked and appropriately situated parking for the disabled/handicapped according to the current Americans with Disability Act (ADA) requirements.

f. Large Scale Developments not to Decrease Existing Parking or Unloading Space. Ample space must be provided for trucks to load and maneuver off the public right-of-way. Loading areas shall be clearly marked to exclude parking, have safe access to public streets or alleys, and have designed clearances, curb radius, lane widths, maneuvering room, and lighting to accommodate their anticipated use.

## APPENDIX B – PARKING LOT REQUIREMENTS

**TABLE 1 – OFF STREET PARKING**



OFF STREET PARKING DEMENSIONS				
	45 DEGREES	60 DEGREES	90 DEGREES	PARELLEL
<b>A. Width of Parking Space</b>	12'	10'	9'	9'
<b>B. Length of Parking Space</b>	19'	19'	19'	23'
<b>C. Width of Driveway Aisle</b>	13'	17'6"	25'	12'
<b>D. Width of Access Driveway</b>	17'	14'	14'	14'

**TABLE 2 – ON-SITE PARKING PERFORMANCE STANDARDS**

PROPOSED LAND USE	STANDARDS
Duplexes	3 spaces each
Nursing or rest homes, similar resident care facilities	1 space for every 5 residents; an additional space for each detached residential unit; an additional space for every 2 resident employees.
Day Care Centers	1 space for every 2 employees plus 1

	additional space for every 10 children served.
Schools	2 spaces for every classroom plus 1 additional space for every 8 secondary students; adequate off-street bus loading and unloading areas.
Libraries	1 space for every 5 reading or study room seats.
Sport arenas, theaters, auditoriums, churches	1 space for every 4 seats and/or 30 sq. ft. of assembly area without fixed seating.
Restaurants, bars, clubs, and similar uses; bowling alleys	1 space for every 3 fixed seats and/or 30 ft. of floor area used for assembly dancing recreations, etc. 1 space for every 2 employees on the largest shift; 5 spaces per lane for bowling alleys (no use in this category shall provide less than 10 spaces).
Banks, similar financial institutions; real estate, insurance; business and professional offices, auto sales and service centers	1 space for every 300 sq. ft.
Clinics, medical offices	1 space for every 100 sq. ft.

TABLE 2 – ON-SITE PARKING (CONTINUED)

PROPOSED LAND USE	STANDARDS
Major appliance, furniture stores, general merchandise “discount” stores	1 space for every 400 sq. ft.; adequate loading areas
Other commercial uses	1 space for every 200 sq. ft.; adequate loading areas.
Outdoor sales areas (boats, autos, RV’s implements, mobile homes)	1 space for every 1000 sq. ft. up to 10 spaces; an additional space for each additional 5000 sq. ft.; adequate loading areas.
Industrial uses	1 space for every employee, space for all company owned vehicles, adequate space for salesmen, visitors, etc.; adequate loading areas and holding areas for vehicles awaiting loading or unloading.
Mixed uses	Where mixed uses occur, parking space requirements should be determined on a proportional basis. Example: A single office building contains 6000 sq. ft. will need 20 parking spaces (1:100 sq. ft.), the remaining 4000 sq. ft. will need 13 spaces (1:300 sq. ft.) giving a total of 33.

The square footage used to determine parking space requirements will be the gross square footage devoted to a use’s principal function. Service and support spaces, like restrooms, boiler rooms, and closets will not be included.